



ENVIRONMENTAL & REGULATORY SERVICES
PECFA
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TDD #: (608) 264-8777
www.commerce.state.wi.us

Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. The site upon which bids are being solicited is:

Bid Round Number: 20
Comm Number: 54130-9999-56-A
BRRTS Number: 03-45-001754
Site Name: Freedom Car Sales
Site Address: 7056 County Rd S Freedom WI

Project Manager: Kevin McKnight
Project Manager address: 625 E County Rd Y Ste 700 Oshkosh WI
54901-9731
Project Manager phone: 920-424-7890
Project Manager e-mail address McKnIK@dnr.state.wi.us

Bid Announcement Date	5/28/02
Questions or requests for information must be submitted in writing and received by:	6/10/02 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	6/28/02
Bid End Date and Time:	7/12/02 by Noon

The site investigation report, upon which bids are being sought, and the successful bid, when determined, are available for inspection at:

Department of Natural Resources 625 E County Rd Y Ste 700 Oshkosh WI

Please contact the project manager listed above for an appointment.

Copies of the site investigation report can be purchased for the cost of reproduction and handling at the following address:

Kinkos 1971 Koeller St Oshkosh 54901
Phone: 920-426-5580 Fax: 920-426-5350

SECTION 2 - Site Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

This bid is not to closure.

This bid request is for the Operation and Maintenance of a groundwater extraction and treatment system. The system consists of six shallow smear zone wells and two bedrock extraction wells. Extracted water is treated with an air stripper and treated water is discharged to surface water under a WPDES Permit. A drinking water advisory has been issued by the Department downgradient of the site. All residents in the advisory area are eligible for bottled water. Currently, FCS has contracted Culligan to provide bottled water to residents within the area if requested. Approximately 20 private wells including St. Nicholas Church and school have MtBE levels greater than the NR140 PAL, with 12 having contamination greater than the NR140 ES.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☒ Documented expansion of the plume margin.
- ☒ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats.
- ☒ Contamination within bedrock or within 1 meter of bedrock.
- ☐ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

This bid is divided into 4 main sections: 1. System OM Parameters, 2. Private Well Sampling, 3. System Performance Sampling and 4. Reporting. Bidders are required to submit consulting and commodity costs for each of the 4 sections.

Bid details provided in Appendix A.

These requirements are based on current OM protocol provided by the current environmental consultant and detail the minimum required work to be included in the bid.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for obtaining a closed remedial action status.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving the closed remedial action status identified above.

a) The detailed description may include, but is not limited to the following:

- Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
 - 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost to complete the required actions. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to Comm 46, Comm 47, and NR 700.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach will be determined.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or

- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications:

Not Applicable – Bid is not to closure.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
2. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
3. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding interest and investigation costs.
4. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
5. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
6. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
7. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
8. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
9. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
10. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
11. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
12. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).
13. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

14. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
15. The Bid Response must be appropriate to the site geologic setting.
16. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
17. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
18. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
19. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
20. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Freedom Car Sales
COMMERCE NUMBER: 54130-9999-56
BRRTS NUMBER: 03-45-001754

Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone () - _____
Number:
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Freedom Car Sales

COMMERCE NUMBER: 54130-9999-56

BRRTS NUMBER: 03-45-001754

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*

Appendix A

1. System Operation and Maintenance

Each Visit

- Record SVE blower, SVE transfer pump, air stripper blower and air compressor event and hour meter readings from control panel.
- Diagnose and adjust equipment as necessary if readings are outside acceptable ranges.
- Record electric meter kilowatt hours.
- Check oil water separator for product sheen.
- Check entire system for air or water leaks.
- Check pumps and blowers for excessive vibration.
- Check SVE water knockout tank level.
- Check floor sump and remove any water present.
- Check air compressor condensate tank sight glass. If greater than 1 -inch water is present, drain.
- Check air compressor oil level.
- Check air compressor intake air filter and clean all external parts (i.e. cooling fins).
- Check air stripper inlet screen for debris.
- Measure and record individual extraction well flow rates by measuring interval between each pumping cycle. (Note: Four cycles equals one gallon).
- Measure total system flow rate by diverting water at the oil/water separator into a graduated bucket.
- Check AquaMag level and refill as necessary.

Biweekly

- Open air stripper access panels and remove diffusers. Replace with spare set of diffusers.
- Clean clogged air stripper diffusers for next change out.

Monthly

- Review and approve invoices from Culligan for bottled water. (Note: Invoices are forwarded to Firstar Bank for payment). Add additional customers in the water advisory area as needed.
- Review and approve treatment system electricity and phone service invoices (Note: Invoices are forwarded to Firstar Bank for payment).
- Grease SVE blower drive-end bearings.
- Check SVE blower drive belt.
- Check air compressor drive belt tension.
- Complete WPDES required water influent and effluent sampling for PVOCs.

Quarterly

- Sample SVE air emissions for VOCs (Note: Air stripper emissions calculated based on ground-water influent concentrations).
- Test emergency shut down alarms.
- Test air compressor safety valve.
- Check air compressor unloader operation.

As needed

- Bidder is required to respond to system alarms/shutdowns within 48 hours. System shutdowns longer than 48 hours must be reported to WDNR project manager immediately.
- Pull and clean pneumatic pumps.
- Change air compressor oil every 1000 hours of operation.
- Change SVE blower oil every 1500 hours of operation.
- Repair pumps, blowers, etc. if leaking or not performing (Note: the most frequent pump problem to date has been breaking of the float rod guides and check valves. For purpose of cost estimating, assume four rod guide and two check valve replacements per year).

2. WDNR Required Private Well Sampling

- Coordinate and sample the private drinking water wells located at the following addresses on a quarterly basis:

N4145, N4119, N4088 (main well), and N4076 County Road E; N4115 Coffey Street, N4163, N4152, N413 8 and N4108; N4163 Twin Court; W2070, W 1981 and W1961 County Road S; W 1963, W 193 5 and W 1925 Vandenburg Street.

- Sample all wells for PVOC's.

3. System Performance Sampling

- Coordinate and sample the private drinking water wells located at the following addresses on a quarterly basis:

N4128 and N4124 Coffey Street; N4088 (backup well) and N4106 County Road E; W1973 and W 1993 County Road S.

- Sample the following extraction wells, monitoring wells and piezometers on a quarterly basis:

PZ8, MW1800, Sump, EW1, EW2, EW3, EW4, EW5, EW6, BREW1, BREW2, BREW3

- Collect water levels at all monitoring points.

- Sample all monitoring points for PVOC's.

4. Reporting

- Report WPDES monitoring results on a quarterly basis.
- Report air emission sampling results on a quarterly basis.
- Complete WDNR Form 4400-194 every six months of treatment system operation.
- Report results of private well sampling to the WDNR and town of Freedom on a quarterly basis.